

Creating Housing Opportunities for Charlotte Residents

CITY OF CHARLOTTE HOUSING PROGRAMS

Expansion

Preservation

Family Self-sufficiency

1



Housing Charlotte

*A Framework for Building and Expanding Access to
through Housing Investments*

Department of Housing & Neighborhood Services **DRAFT**
Prepared in partnership with Enterprise Community Partners, Inc. | Enterprise

A framework to guide the City's housing investments for building and expanding access to opportunity

Core Considerations:

- Increasing capacity to serve low-income households; focusing on 60% AMI and below
- Serving households vulnerable to displacement
- Using housing investments to build and expand access to opportunity
- Community partners are critical

2

Housing Charlotte Framework Objectives



Tyvola Crossing Apartments

1. Expansion

Expand the supply of rental and owner occupied housing, and ensure residents can become homeowners



St. Johns Place

2. Preservation

Preserve the affordability, and preserve or improve the quality, of existing rental housing stock



House Charlotte

3. Support Family Self-Sufficiency

Help families achieve self-sufficiency by stabilizing existing homeowners

Housing Continuum

◀ The City provides a continuum of housing services that meets residents where they're at:

- Homeless support
- Rent & Relocation
- Housing Rehabilitation
- Preservation & New Construction
- Homeownership

◀ FY 2021: Across the continuum of housing initiatives:*

- Approximately 9,500 persons were assisted
- Totaling \$31,293,765



* Includes units created/preserved; does not include RAMP or other pandemic relief

Homeownership House Charlotte

- ◀ Open to all Charlotte households earning 110% AMI and below
- ◀ \$7,500 - \$17,000 down payment assistance based on household income and location
- ◀ 5, 10 or 15-year forgivable loans (5-years for *Public Service employees*)
- ◀ **FY 2021: 248 loans / \$1,989,711**
- ◀ **Additionally, 730 households received housing counseling**



Homeownership Community Heroes

- ◀ Partnership with FHLB-Atlanta
- ◀ Households earning 80% - 120% AMI
- ◀ Up to \$30,000, forgivable after 10-years
- ◀ **FY 2021: 31 loans / \$718,820**
- ◀ Employment Eligibility
 - Police, Fire, First Responders
 - School Teachers
 - Healthcare Workers
 - Homeless Shelter Social Workers, Case Workers, Counselors
 - DSS Social Workers, Case Workers
 - Grocery or Pharmacy Workers
 - Childcare Workers
 - Supply Chain Workers (USPS, FedEx, UPS, Amazon Warehouse)



Helping local
heroes be
homeowners.

Homeownership Acquisition, Rehabilitation & Resale



- ◀ \$2.1M Partnership with Habitat for Humanity and Red Cedar / Urban Trends
- ◀ Acquisition of for-sale single-family homes in need of repair
- ◀ Following completion of repairs, homes sold to 80% AMI and below households
- ◀ **FY 2021: 3 units completed and sold to homeowners, 15 units under construction**

Preservation & New Construction Housing Trust Fund

- ◀ City investment leveraged with private-sector funds
- ◀ Developer owns property; City receives long-term deed restriction to ensure continued affordability
- ◀ Serves households earning 80% and below AMI
- ◀ **Minimum of 20% of total units must serve 30% AMI households**
- ◀ **At least 10% of units must be targeted to households with rental subsidies**



Housing Trust Fund

◀ What we achieved with the 2018/2021 bonds thus far (\$100 million)

- **4,837 units financed**, including
 - *1,194 units preserved*
 - *194 shelter beds*
 - *3,449 new multi-family & for-sale units*
- **\$87,584,600 awarded**
- **156 newly constructed units have come online in the last 6 months** (35 units @ 30% AMI)
- **3,392 rental units in the pipeline**

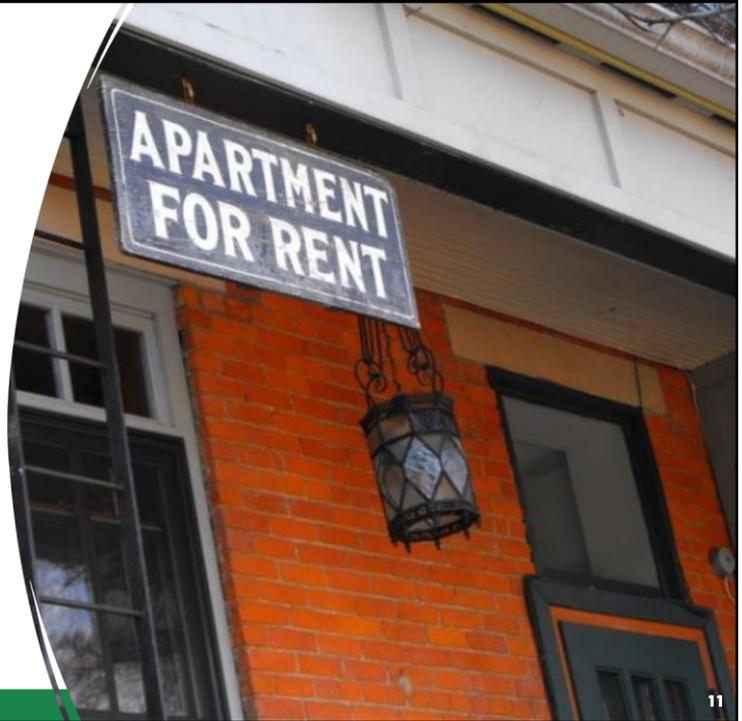


Naturally Occurring Affordable Housing Policy Guidelines

- ◀ **Maintain majority of rents @ 80% AMI and below**
- ◀ **Prioritize funding for units @ 60% AMI and below**
- ◀ **10% of units available to 30% AMI (through vouchers)**
- ◀ **Deed restricted for a minimum of 15-years**
- ◀ **Limits displacement of current residents**



Rental Assistance



Rental Assistance NOAH Rental Subsidy Program

- ◀ **Creates new local long-term rental subsidy for 30% AMI households and below**
- ◀ **NOAH owners provide:**
 - 20-year minimum long-term deed restrictions
 - Commitment to provide 20% of all units to 30% AMI households and below
 - Set aside at least 10% of units for the City's rental subsidy programs
 - No displacement of current residents
- ◀ **FY 2021: 22 rental subsidies created**



Rental Assistance Tenant Based Rental Assistance (TBRA)

- ◀ Temporary rent subsidies for 60% AMI and below households
- ◀ FY 2021:
 - 50 households assisted
 - \$428,387



13

Rental Assistance Emergency Rent & Utility Assistance

- FY 2021:
- ◀ 1,172 Households assisted
 - ◀ \$320,092



**CRISIS
ASSISTANCE
MINISTRY**

Rental Assistance Housing Opportunities for People with AIDS (HOPWA)

FY 2021:

◀ **648 Individuals assisted**

- Housing
- Tenant-Based Rental Assistance
- Supportive Services

◀ **\$2,523,040**

Carlinas
CARE
Partnership
www.CarlinasCARE.org



...providing **Comprehensive
AIDS
Resources &
Education**



Housing Rehabilitation

Housing Rehabilitation / Staying in Place

Safe Home Rehabilitation

◀ Single-family rehabilitation assistance for low-income residents through deferred zero interest forgivable loans

◀ **FY 2021:**

- 18 units completed
- 69 in progress
- \$1,338,793*

◀ **\$1.3M Lowes Grant to assist Beatties Ford Road corridor**

- 1 unit completed / 8 units in progress

*Includes both the Safe Home and TLC by CLT programs



Housing Rehabilitation / Staying in Place

TLC by CLT

◀ Camp Greene and Lincoln Heights were initial areas of focus

◀ Revolution Park and Washington Heights added in 2018

◀ **2021:**

- 9 units completed
- 12 in progress
- \$1,338,793*

*Includes both Safe Home and TLC by CLT



Housing Rehabilitation / Staying in Place

LeadSafe Charlotte

◀ Testing & remediation for lead-based paint in homes built prior to 1978.

◀ 2021:

- 11 units completed
- 25 units in progress
- \$434,791



Housing Rehabilitation / Staying in Place

Emergency Repair

◀ Life, health and safety repair help for low-income homeowners, for conditions that have occurred in the last 72 hours

- Winter heating system repairs
- Water heaters
- Ruptured water pipes

◀ FY 2021:

- 94 units completed / 15 in progress
- \$516,743



Homeless Support

- ◀ The City supports efforts to end and prevent homelessness through a number of initiatives. Examples include:
 - **Housing Trust Fund** (shelter expansion and supportive housing developments)
 - **Emergency rental and utility assistance** to keep people in their homes (Crisis Assistance Ministry)
 - **Emergency Solutions Grants**
 - **A Way Home Endowment**
 - Most recently, **federal Covid relief** (CARES Act, etc.)
- ◀ Over \$68 million in homeless support since 2018



Photo Credit: Charlotte Observer

Looking Ahead

- ◀ **Next 12-24 Months:** 3,392 affordable rental units in the pipeline
- ◀ **November 2021:** 55 new local rental subsidy units for 30% and below AMI households
- ◀ **December 2021:** Source of Income Ad Hoc Advisory Committee recommendations for increasing the acceptance of all forms of rental subsidies, including HCVs, presented to City Council for consideration
- ◀ **Early 2022:** City Council to consider Rental Subsidy Requirements in City-supported Housing

